

## ACTIONS OF THE LAND USE AUTHORITY STAFF MEETING

**March 16, 2010**

The staff meeting convened at 9:30 a.m. Staff Members Present: Deon Goheen, Planning & Zoning Administrator; Kurt Gardner, Building Official; Todd Edwards, County Engineer; Darwin Hall, Ash Creek Special Service District Director; Tina Esplin, Washington County Water Conservancy District; Paul Wright, Department of Environmental Quality; and Robert Beers, Southwest Utah Public Health Department.

Excused: Ron Whitehead, Public Works Director and Rachelle Ehlert, Deputy Civil Attorney

### CONDITIONAL USE PERMIT EXTENSION:

**A. Review extension on building a 2<sup>nd</sup> dwelling for a family member within the A-20 zone northeast of Enterprise. John Alger, applicant.**

This is the 4<sup>th</sup> extension. The applicant previously met the requirements for the Conditional Use Permit by submitting a site plan, septic permit and quantity and quality on a private well. Second dwellings are conditionally approved within the OST-20 zone, with this property containing a total of 80 acres. The property is accessed from Hwy 18 to Mine Rd. (350 East) and onto a prescriptive use road 900 North, generally located northeast of Enterprise and site plan meets all setback requirements. **No permit has been issued as yet, so the staff granted an extension of the Conditional Use for another year, whereas, the initial work that went into applying for the conditional use should be enough to keep the permit active.**

**B. Request permission for an addition to the Pine Valley Fire Station for the Pine Valley Special Service District (PVSSD) in Pine Valley. Dall Winn, applicant**

As previously reviewed, the planner advised that a discussion item was reviewed by the Planning Commission with a unanimous agreement by members that the planning staff take on the review process for this item to allow for the approvals to be granted by March 17, 2009. The building department authorized final occupancy on August 25, 2009. The applicant had previously met the requirements for the site plan, elevations, parking, and septic for the addition. Water and power connections are existing. An additional fire hydrant will be added for training purposes. The fire station is located on a nine (9) acre parcel leased from the Forest Service, which has frontage on Main Street in Pine Valley. The PVSSD has just completed the approval process with the Forest Service. The County previously approved a variance to the front yard setback requirements by waiving 10 feet, due to snow removal and access to bays on the original firehouse, so the PVSSD has designed this addition showing the same setback. **Unanimous decision from staff to recommend approval for a Conditional Use Permit Expansion to the Pine Valley Fire Station for the Pine Valley Special Service District in Pine Valley based on permanent status.**

## CONDITIONAL USE PERMIT:

- A. Request permission for three (3) cabins for family members as a recreational facility on 60.67 acres, within the A-20 zone near New Harmony. Diamond H. Ranch LLC./ Barry Bunker, agent.**

The applicant meets most of the requirements for the 2<sup>nd</sup> (3 cabins) dwelling units by submitting a site plan, foundation plan, an approved septic system from the Southwest Utah Public Health Department and water testing on a private well system. The planner indicated that there are two existing dwellings approved and one accessory dwelling, upon purchase of Mr. Mc Donald's land three (3) existing farms houses were demolished. These three (3) cabin structures will be used for family members for recreational use. There will be no kitchen or bathrooms, just sleeping quarters. An existing restroom facility will be utilized and the septic system has been upgraded. This application meets the density requirement of 2 units per 20 acres. Ash Creek Special Sewer District Manager indicated that he was in approval with the density requirements for this area, with the applicant having 60 acres. The planner advised that 2nd dwellings are conditionally approved within the A-20 zone. The property is accessed from Mc Donald Road south of New Harmony. The site plan meets all setback requirements and flood elevations, with the units being raised another foot by adding to the support/foundation pillars. **The staff decided to grant approval of the Conditional Use Permit, subject to the applicant obtaining and submitting flood study calculations on elevations for Todd Edwards, County Eningeer and office files, whereas, Alpha Engineering has already completed the work.**

---

**Deon Goheen, Planner**